

114.0

Map

0012

Block

0002.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 775,200 /

USE VALUE: 775,200 /

ASSESSed: 775,200 /

Total Card /

Total Parcel

775,200

775,200

775,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
256		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:					
Owner 1:	PENDERGRASS JEAN ELLEN				
Owner 2:					
Owner 3:					
Street 1:	256 WASHINGTON ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1940, having primarily Vinyl Exterior and 1926 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6807		Sq. Ft.	Site		0	70.	0.92	5									436,946						436,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6807.000	338,300		436,900	775,200
Total Card	0.156	338,300		436,900	775,200
Total Parcel	0.156	338,300		436,900	775,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	402.49	/Parcel:	402.49

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	338,300	0	6,807.	436,900	775,200		Year end	12/23/2021
2021	101	FV	329,000	0	6,807.	436,900	765,900		Year End Roll	12/10/2020
2020	101	FV	329,100	0	6,807.	436,900	766,000	766,000	Year End Roll	12/18/2019
2019	101	FV	258,000	0	6,807.	443,200	701,200	701,200	Year End Roll	1/3/2019
2018	101	FV	186,600	0	6,807.	330,800	517,400	517,400	Year End Roll	12/20/2017
2017	101	FV	186,600	0	6,807.	299,600	486,200	486,200	Year End Roll	1/3/2017
2016	101	FV	186,600	0	6,807.	287,100	473,700	473,700	Year End	1/4/2016
2015	101	FV	176,400	0	6,807.	243,400	419,800	419,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12546-530		10/31/1973		31,000	No	No		N

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2017	211	Heat App	12,800	C				HVAC
11/1/2016	1333	Addition	120,000	O				addition w/garage
5/4/2007	313	Redo Kit	5,000					
5/12/2005	375	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2017	Measured	DGM	D Mann
8/30/2017	Permit Visit	DGM	D Mann
8/1/2017	Permit Visit	DGM	D Mann
12/3/2008	Meas/Inspect	163	PATRIOT
11/3/2000	Hearing N/C	189	PATRIOT
4/1/2000	Inspected	264	PATRIOT
2/15/2000	Measured	263	PATRIOT
9/3/1993		TH	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

